



STACEY O'DAY

Allen County Assessor

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Allen County's Annual Trending Summary 2007 Pay 2008

1/4/2008

Allen County performed preliminary ratio studies on all neighborhoods at the township level. An analysis of the statistics helped indicate which areas needed the most concentration for this year in regards to both sold and unsold properties. Some areas required re-delineation of neighborhood lines, while others required further stratification of homes. House types were added to many of the neighborhoods that did not have them last year. Field checks were performed on the areas that re-delineation and/or further stratification did not correct. New neighborhoods were created in some townships that had new subdivisions for 2007 pay 2008.

The different townships addressed a lot of issues that were unique to their areas (i.e. annexations, high rates of foreclosures, etc.) The county as a whole also paid careful attention to the areas with a high number of appeals. These areas were field-checked by staff members in their respective townships. The areas deemed most problematic were walked through and reassessed by a combination of staff members and one of our vendors.

Residential land values were developed for new subdivisions and adjusted in areas that sales indicated change. After these steps were taken, neighborhood factors (annual adjustments) were calculated for each neighborhood. These neighborhood factors were applied and the statistics were calculated again. Further analysis was done where it was required.

Last year, a database was created for rental properties. This year that database was vastly expanded and has become more detailed. We have acquired more income and expense data that has improved the accuracy of our gross rent multipliers. A database has also been compiled with income and expense information that we have received from various income-producing properties. We have, and will continue to add verbiage to the Form 11's encouraging taxpayers to submit any income information they have. We also mail questionnaires to various properties to obtain as much information as possible. This information has greatly enhanced our income database and will help to continue to improve our income approach.

Commercial and industrial cost tables were updated this year to reflect new improvement values. The Nexus Group Construction Cost Index (NCCIsm) was used to update these cost tables. We also changed the year of depreciation from 2005 to 2006. Appraisals, sales comparables, and income data was also used to trend commercial and industrial values. We have transferred a lot of our appraisals and income data into electronic formats on a shared drive in the county so that all of the townships have access to it. Along with this information are surveys and other tools that local appraisers have shared with us to help expose our staff members to as much relevant information as possible.

Commercial and industrial land, both improved and vacant, was an area of high concentration this year for Allen County. We brought in two experienced, local appraisers to help give us an idea on what areas to concentrate on. We have also developed a commercial team that consists of 5 members from the various townships in our county. This team was developed to address the very complex assessments of commercial and industrial properties across township borders. The following summaries were developed on a township by township basis while analyzing commercial and industrial land values.

Aboite

Section 1

Neighborhood 911010

No vacant industrial land sales

Two improved industrial sales

No commercial sales

The commercial land is under development and is priced with developers discount

Land value will change when developed

Update Industrial Vacant and improved parcels Based on comparable sales in Washington and Pleasant Township

Section 2

Neighborhood 911010

No vacant sales

Two vacant land Industrial properties

Update Industrial Vacant and improved parcels Based on comparable sales in Washington and Pleasant Township

No commercial Properties

Section 3 East

Neighborhood 911010

East section:

Four sales of residential property that will be commercial-under development

One vacant land sale –under development

Land value will change when developed

Section 3 West

Neighborhood 911010

Two commercial sales both vacant land (both parcels were sold as vacant land then developed and sold as a developed property in 2007) One the land value appears to be valid the other is extremely high (\$40.00 Sq Ft undeveloped land) and is a 1031 exchange.

Section 4

Neighborhood 911010

No commercial land sales

Some land under development

Land value will change when developed

Golf course under appeal for 2006

Section 5, 6, 7 & 8

Neighborhood 911010

Three commercial properties

Two are apartments-Valued with income expense

One is abandoned service station (structures have been removed)

Property currently does not have enough land to be zoned as a service station

All other properties are under development

Land value will change when developed

Section 9

Neighborhood 911010

One sale

Only commercial property is a Golf Course that sold and is under appeal for 2006

Section 10

Neighborhood 911010

Two vacant land sale

Three improved sales

One of the improved sales is Golf Course that is under appeal for 2006

Several vacant land sales are properties under development.

Land value will change when developed

Section 11 (except Section 11 Northeast)

Neighborhood 911010

No sales

Commercial property is a funeral home and cemetery

Section 11 Northeast, Section 12 Northwest

Neighborhood 911010

Inverness Center

Six vacant land sales

Increased land value on Inverness Center properties

Some properties under development

Land value will change when developed

Section 12 (except Section 12 Northwest)

Neighborhood 911010

No vacant land sales

Two improved sales

Section 13

Neighborhood 911010

Three vacant land sales (in West Jefferson Market)

Three improved sales

Increased land value on properties

West Jefferson Market under development

Land value will change when developed

Sections 15-20

Neighborhood 911010

No Commercial/Industrial properties

Section 21

Neighborhood 911010

No sales

Only one commercial property

Section 22

Neighborhood 911010

No Sales

Most Commercial properties are multifamily dwelling

Some new construction

Land value will change when developed

Section 23 (except Lutheran Hospital Area)

Neighborhood 911020

Three vacant land sales

Four improved sales

New construction

Land value will change when developed

Changed 1 land value for consistency

Section 23 (Lutheran Hospital Area)

Neighborhood 911030

Two vacant land sales

Six improved sales

Changed land value for improved multi story medical offices

New construction

Land value will change when developed

Changed 1 land value for consistency

Section 24

Neighborhood 911020

Four vacant land sales

Three Improved sales

Vacant land sales support land values

Changed 1 land value for consistency

Section 25

Neighborhood 911020

No Commercial/Industrial Properties

All of the section is Fox Island Park Government Exempt

Section 26

Neighborhood 911020

One vacant land sale- Value supports assessments

Some land under development

Land value will change when developed

Section 27

Neighborhood 911010

One vacant land sale

New commercial Office building –

Updated land values

Section 28

Neighborhood 911010

No Vacant land sales

No Improved Sales

Section 29-30

Neighborhood 911010

No Commercial/Industrial Properties

Section 31

Neighborhood 911010

No vacant land sales

One sale improved property

Agricultural support land changed to base rate of 1140 Acre

One appeal Reduced value property is in a flood Plain

Land is in flood plain

Section 32

Neighborhood 911010

One commercial property that sold

Land is in flood plain

Land is agricultural updated values to 1140 Acre

Section 33-34-35

Neighborhood 911010

No Commercial/Industrial Properties

Land located in Flood Plain

Section 36

Neighborhood 911010

Development land for Hansen Gravel pit

Ground is farmed updated values to 1140 Acre

Land located in Flood Plain

Adams**Section 1**

Neighborhood 9130200-09

Sales:

No vacant commercial and industrial land sales

No valid improved commercial and industrial sales

Number of commercial and industrial parcels:

1 vacant commercial parcel

7 improved commercial and industrial parcels

Section 2

Neighborhood 9130500-09

Sales:

No commercial and industrial properties located in this section

Section 3

Neighborhood 9130500-09

Sales:

No sales

Number of commercial and industrial parcels:

12 vacant commercial parcels

22 improved commercial and industrial parcels

Section 4

Neighborhood 9130500-09

Sales:

No vacant commercial and industrial land sales

1 valid improved commercial and industrial sales

Number of parcels:

1 vacant commercial parcel

12 improved commercial parcels

Section 5

Neighborhood 913050-09 & 9130040-09

Sales:

1 vacant land sale to the city of Fort Wayne

2 valid improved commercial and industrial property sales
(golf range & mobile home sales)

Number of parcels:

6 vacant commercial and industrial parcels

47 improved industrial and commercial parcels

Section 6

Neighborhood 9130500-09

Sales:

No vacant commercial and industrial land sales

1 improved commercial and industrial property sales
(medical office)

Number of parcels:

1 vacant commercial and industrial land parcel

35 improved commercial and industrial properties

Section 7

Entire section is in Wayne twp.

Section 8

Neighborhood 9130400-09

Sales:

No vacant commercial and industrial land sales

No valid improved commercial and industrial sales

Number of parcels:

7 vacant commercial and industrial land parcels

71 improved commercial and industrial parcels

Section 9

Neighborhood 9130400-09 & 9130200-09

Sales:

No valid vacant commercial and industrial land sales

3 valid improved industrial sales
(manufacturing)

Number of parcels

26 vacant land parcels

102 improved commercial and industrial properties

Section 10

Neighborhood 9130200-09

Sales:

2 valid vacant commercial and industrial sales

4 improved commercial and industrial sales
(3 mfg. & 1 motel)

Number of parcels:

16 vacant commercial and industrial parcels

105 improved commercial and industrial parcels

Section 11

Neighborhood 9130200-09

Sales:

1 valid commercial and industrial vacant land sale

6 improved commercial and industrial sales

Number of parcels:

8 vacant commercial and industrial parcels

111 improved commercial and industrial parcels

Section 12

Neighborhood 9130200-09

Sales:

1 valid vacant commercial and industrial land sale
6 valid improved commercial and industrial sales
(retail)

Number of parcels:

11 vacant commercial and industrial land parcels
174 improved commercial and industrial parcels

Section 13

Neighborhood 9130200-09

Sales:

No sales

Number of parcels:

0 vacant commercial and industrial land parcels
8 improved commercial and industrial parcels

Section 14

Neighborhood 9130200-09

Sales:

No vacant commercial and industrial land sales
1 improved commercial sale (apts.)

Number of parcels:

0 vacant commercial and industrial land parcels
3 improved commercial and industrial parcels

Section 15

Neighborhood 9130200-09

Sales:

No sales

Number of parcels:

6 vacant commercial and industrial land parcels
11 improved commercial and industrial parcels

Section 16

Neighborhood 9130400-09 & 9130200-09

Sales:

No vacant commercial and industrial land sales

2 improved commercial and industrial sale
(mfg. & small car lot)

Number of parcels:
13 vacant commercial and industrial land parcels
39 improved commercial and industrial parcels

Section 17

Neighborhood 9130400-09 & 9130300-09

Sales:
1 vacant commercial and industrial land sale
1 improved commercial and industrial sale
(service station)

Number of parcels:
7 vacant commercial and industrial land parcels
38 improved commercial and industrial parcels

Section 18

Neighborhood 9130300-09 & 9130400-09

Sales:
No valid vacant commercial and industrial land sales
No valid improved commercial and industrial sales

Number of parcels:
2 vacant commercial and industrial land parcels
35 improved commercial and industrial parcels
(small 40x140 lots)

Section 19

Neighborhood 9130300-09

Sales:
No sales

Number of parcels:
3 vacant commercial and industrial land parcels
18 improved commercial and industrial parcels

Section 20

Neighborhood 9130300-09 & 9130400-09

Sales:
No sales

Number of parcels:

11 vacant commercial and industrial land parcels

7 improved commercial and industrial parcels

Section 21

Neighborhood 9130100-09 & 9130400-09

Sales:

No sales

Number of parcels

2 vacant commercial and industrial land parcels

4 improved commercial and industrial parcels

Section 22

Neighborhood 9130100-09 & 9130200-09

Sales:

No vacant commercial and industrial land sales

1 improved commercial and industrial sale

(truck warehouse)

Number of parcels:

No vacant commercial and industrial land parcels

2 improved commercial and industrial parcels

Section 23

Neighborhood 9130100-09

No commercial and industrial parcels in this section

Section 24

Neighborhood 9130100-09

No commercial and industrial parcels in this section

Section 25

Neighborhood 9130100-09

No commercial and industrial parcels in this section

Section 26

Neighborhood 9130100-09

Only 1 commercial and industrial property in this section

No sale

Section 27

Neighborhood 9130100-09

No commercial and industrial parcels in this section

Section 28

Neighborhood 9130100-09

Sales:

No sales

Number of parcels:

No vacant commercial and industrial land parcels

8 improved commercial and industrial parcels

Section 29

Neighborhood 9130300-09

Sales:

1 vacant commercial and industrial land sale

1 improved commercial sale

(Ashley ct. apts.)

Number of parcels:

7 vacant commercial and industrial land parcels

18 improved commercial and industrial parcels

Section 30

Neighborhood 9130300-09

Sales:

1 vacant commercial land sale

1 improved commercial sale

(small shop)

Number of parcels:

7 vacant commercial and industrial land parcels

41 improved commercial and industrial parcels

Section 31

Neighborhood 9130300-09 & 9130100-09

Sales:

No vacant commercial and industrial land sales

1 improved commercial and industrial sale
(Southtown apts.)

Number of parcels:

4 vacant commercial and industrial land parcels

17 improved commercial and industrial parcels

Section 32

Neighborhood 9130300-09 & 9130100-09

Sales:

No sale

Number of parcels:

1 vacant commercial and industrial land parcel

No improved commercial and industrial parcels

Section 33

Neighborhood 9130100-09

Sales:

No sale

Number of parcels:

Only 2 improved commercial and industrial parcels

Section 34

Neighborhood 9130100-09

Sales:

No sale

Number of parcels:

Only 2 improved commercial and industrial parcels

Section 35

Neighborhood 9130100-09

No commercial and industrial parcels in this section

Section 36

Neighborhood 9130100-09

No commercial and industrial parcels in this section

Cedar Creek**Section 1**

Neighborhood 421019

Sales:

No vacant commercial and industrial land sales

No valid improved commercial and industrial sales

Number of commercial and industrial parcels: 0

Section is composed of farm ground and rural residential homesite

Section 2

Neighborhood 421019

No commercial and industrial properties located in this section

No valid improved commercial and industrial sales

Sales: 0

Section is composed of farm ground and rural residential homesite

Section 3

Neighborhood 421019 & 9030100

Standard golf course pricing \$1050/acre

Sales: 0

Number of commercial and industrial parcels:

2 parcels- golf course

Section 4

Neighborhood 421019

No valid improved commercial and industrial sales

Sales:

No vacant commercial and industrial land sales

Number of parcels: 0

Section is composed of farm ground and rural residential homesite

Section 5

Neighborhood 421019

No valid improved commercial and industrial sales

Sales: 0

Number of parcels:

2 commercial exempt-religious parcels

Section is composed of farm ground and rural residential homesite

Section 6

Neighborhood 421019 & 9030100

No valid improved commercial and industrial sales

Sales: 0

Number of parcels:

1 general office, 1 golf course, 1 utility

No vacant commercial and industrial land sales

Section 7

No valid improved commercial and industrial sales

Sales:

0-all farm ground and rural residential homesites

No vacant commercial and industrial land sales

Section 8

Neighborhood 421019

No vacant commercial and industrial land sales

No valid improved commercial and industrial sales

Sales: 0

Number of parcels:

All farm ground and rural residential homesites

Section 9

Neighborhood 421019 & 9030100

No vacant commercial and industrial land sales

Sales: 0

No valid improved commercial and industrial sales

Number of parcels

1 Ag nursery vacant land. 1 Exempt-Religious

Section 10

Neighborhood 421019 & 9030100

NO improved commercial and industrial sales

Sales: 0

No vacant commercial and industrial land sales

Number of parcels:

2 Golf course-standard rate of \$1050/acre

Section 11

Neighborhood 421019 & 9030100

No valid commercial and industrial vacant land sale

Sales: 0

No improved commercial and industrial sales

Number of parcels:

1 utility commercial property

Section 12

Neighborhood 421019

No improved commercial and industrial sales

Sales: 0

No valid improved commercial and industrial sales

Number of parcels:

Section is composed of farm ground and rural res homesite

Section 13

Neighborhood 421019

No vacant commercial and industrial land parcels

Sales: 0

Number of parcels:

1 Municipal owned property-Exempt

No improved commercial and industrial parcels

Section 14

Neighborhood 421019

No vacant commercial and industrial land sales

Sales: 0

No improved commercial an industrial parcels

Number of parcels:

1 Municipal owned property-exempt

Section 15

Neighborhood 421019

No vacant commercial and industrial land parcels

Sales: 0

Number of parcels:

Section is composed of farm ground and rural res homesite

Section 16

Neighborhood 421019

No vacant commercial and industrial land sales

No improved commercial and industrial sale

Sales: 0

Number of parcels:

Section is composed of farm ground and rural res homesite

Section 17

Neighborhood 421019

No vacant commercial and industrial land sale

No improved commercial and industrial sale

Sales: 0

Number of parcels:

Section is composed of farm ground and rural res homesite

Section 18

Neighborhood 421019 & 9030100

Sales:

No valid vacant commercial and industrial land sales

1 valid improved commercial and industrial sales

Number of parcels:

1 com warehouse, changed land from secondary to primary from 880/a to \$15,000/a

1 gen retail, removed -25% shape and size infl facot on land

Section 19

Neighborhood 421019

No vacant commercial and industrial land parcels

No improved commercial and industrial parcels

Sales: No sales

Number of parcels:

Section is composed of farm ground and rural res homesite

Section 20

Neighborhood 421019

No vacant commercial and industrial land parcels

NO improved commercial and industrial parcels

Sales: No sales

Number of parcels:

Section is composed of farm ground and rural res homesite

Section 21

Neighborhood 421019 & 9030100

changed base rate from \$25,000/a to \$30,000/a, removed all land infl factors

Sales:

1 sale-small apartments

Number of parcels

apartment, daycare, med office, gen office, bank, religious, utilities

Section 22

Neighborhood 421019 & 9030100

Sales:

2 vacant commercial and industrial land sales

2 improved commercial and industrial sale

Number of parcels:

18 gen retail, 1 gas station, 2 mini warehouse, 6 vacant, cemetery
adjusted base rate pricing on high traffic from \$25,000 to \$35,000 with +50% for frontage,
secondary streets from \$25,000 to \$30,000/a

Section 23

Neighborhood 421019

No vacant commercial and industrial land parcels

No improved commercial and industrial parcels

Section 24

Neighborhood 421019 & 9030100

changed base rate from \$25,000/a to \$30,000/a removed infl factors

6 industrial, 1 liquor store, 1 gas station, 1 drive in car wash, 1 supermarket

2 com garage, 7 vacant land, 2 restaurant, 1 office, 2 other

Section 25

Neighborhood 421019 & 9030100

1 commercial property-Amish school house- exempt

Left base rate at \$20,000, removed shape influence factor

Sales: No sales

Section 26

Neighborhood 421019 & 9030100

2 commercial and industrial parcels, 1 light manufacturing, 1 comm warehouse

No sales. Removed shape and size infl factor on land. Left base rate at \$20,000/acre.

Section is composed of mostly Amish homestead.

Section 27

Neighborhood 421019 & 9030100

1 church-removed infl factor on land

Sales: No sales

Section is composed of rural residential homesite

Section 28

Neighborhood 421019 & 9030100

Sales: No sales

1 comm medical office, changed land to \$35,000/a

1 comm other structure, changed 4.85 acres of \$880/a to \$1050/a

Section is composed of mostly rural residential homesite

Section 29

Neighborhood 421019 & 9030100

Sales:

1 vacant commercial and industrial land sale
2 commercial office buildings
35,000/a base rate

Section 30

Neighborhood 421019
No vacant commercial and industrial land parcels
No improved commercial and industrial sale

Sales:

No sales
Section is composed entirely of rural residential homesite

Section 31

Neighborhood 421019 & 9030100
Intersection shared by 3 townships. Rapidly growing.
Changed land base rate from \$2.00/sq ft to \$4.00/sq ft per sales
7 improved commercial properties
1 vacant utility land
no sales in Cedar Creek Township. Perry Township is \$8.00/sq ft
Number of parcels:
St Joe Township \$6.00/sq ft

Section 32

Neighborhood 421019
Sales: No sale
Number of parcels:
Entire section is rural residential
No improved commercial and industrial parcels

Section 33

Neighborhood 421019
Sales: No sale
Number of parcels:
No improved commercial and industrial parcels
Entire section is rural residential

Section 34

Neighborhood 421019
Sales: No sale
Number of parcels:
No improved commercial and industrial parcels
Entire section is rural residential

Section 35

Neighborhood 421019
Sales: No sale

No commercial or industrial parcels
Entire section is rural residential

Section 36

Neighborhood 421019 & 9030100

Sales: No sales

1 vacant utility-removed shape and size infl factor

2 light manufacturing, kept \$20,000 base rate, removed infl factor

Eel River

8 Improved industrial parcels

No vacant or improved sales

Notes:

Updated ag land pricing to 1140

Jackson

4 improved industrial parcels

1 vacant industrial parcel

4 improved commercial parcels

1 vacant commercial parcel

no vacant or improved sales

Notes:

Little or no activity in area, market appears to be stagnant.

Updated ag land pricing to 1140

Jefferson

25 improved industrial parcels

2 vacant industrial parcels

41 improved commercial parcels

10 vacant commercial parcels

1 improved industrial sale

1 vacant industrial sale & 2 vacant commercial sales

Notes:

All sales located in section 7, land rates adjusted here. Some parcels still in developers discount and will change when developed.

Updated ag land pricing to 1140

Lafayette

6 improved industrial parcels
2 vacant industrial parcels
20 improved commercial parcels
8 vacant commercial parcels
1 improved industrial sale & 2 improved commercial sales
1 vacant industrial sale & 1 vacant commercial sale

Notes:

Updated industrial parcels based on comparable sales in Aboite and Pleasant townships

Updated ag land values to 1140

Lake

4 improved industrial parcels
13 improved commercial parcels
3 vacant commercial parcels
2 improved commercial sales

Notes:

Updated ag land pricing to 1140

Changed a few rates for consistency

Madison

13 improved industrial parcels
18 improved commercial parcels
1 vacant commercial parcel
2 improved commercial sales

Notes:

Small unincorporated town in township (Hoagland) is mix of residential, commercial, and industrial properties. Land rates near or same as residential.

Changed a few rates for consistency

Marion

4 improved industrial parcels
18 improved commercial parcels
1 vacant commercial parcel
1 improved commercial sale

Notes:

Little or no activity in area, market appears to be stagnant.

Updated ag land pricing to 1140

Maumee

13 improved industrial parcels
56 improved commercial parcels
4 vacant commercial parcels
1 improved industrial sale & 3 improved commercial sales

Notes:

Small town in township (Woodburn) is mix of residential, commercial, and industrial properties.

Land rates near or same as residential.

Changed a few rates for consistency

Sales support assessments

Milan

10 improved industrial parcels
13 improved commercial parcels
1 vacant commercial sale

Notes:

Updated ag land pricing to 1140

Changed a few values for consistency

Monroe

12 improved industrial parcels
1 vacant industrial parcel
65 improved commercial parcels
14 vacant commercial parcels
4 improved commercial parcels

Notes:

Small town in township (Monroeville) is mix of residential, commercial, and industrial properties. Land rates near or same as residential.

Changed a few rates for consistency

Perry

Sections 1-6

Neighborhood 9020100

No commercial/industrial sales

Section 7

Neighborhood 9020309

1 unimproved commercial land sale, land price will change when developed.

2 improved primary commercial/industrial sales

Section 8

Neighborhood 9020100

No vacant land sales

No improved commercial sales

Section 9

Neighborhood 9020100

1 unimproved primary commercial (Gravel Pit- priced agricultural land)

Neighborhood 9020305

No commercial sales

Sections 10-16

Neighborhood 9020100

No commercial industrial sales

Section 17

Neighborhood 9020304

1 sale unimproved primary commercial industrial

Neighborhood 9020305

1 improved commercial industrial land sale

Neighborhood 9020306

1 improved primary commercial industrial sale

1 unimproved commercial/industrial sale

Land price will change when developed

Section 18

Neighborhood 9020301

3 improved primary commercial industrial sales

Neighborhood 9020304

1 sale unimproved primary commercial industrial

Land price will change when developed

Section 19

Neighborhood 9020305

2 sales vacant undeveloped usable primary commercial industrial

3 improved primary commercial industrial sales

Land price will change when developed

Section 20

Neighborhood 9020302

1 sale Undeveloped Commerical Land

1 unimproved sale Undeveloped. Usable commercial
Land price will change when developed

Sections 21-25

Neighborhood 9020100

No commercial/industrial sales

Section 26 (Parkview Hospital Area Development)

Neighborhood 9020100

Residential sales that will be developed as commercial

Section 27

Neighborhood 9020203

1 improved primary commercial industrial sale

Updated land based on sales

Section 28

Neighborhood 9020104

No commercial/industrial sales

Section 29

Neighborhood 9020305

2 vacant secondary commercial industrial sales, prices will change when developed

1 improved commercial industrial

Section 30

Neighborhood 9020100

1 improved primary commercial industrial

Section 31

Neighborhood 9020100

2 improved primary commercial industrial

Increased commercial land values in

1 residential excess acreage sale

Bordering townships Eel River and Washington

Section 32

Neighborhood 9020203

1 vacant primary commercial land sale, price will change when dev.

Neighborhood 9020205

1 improved primary commercial sale

Neighborhood 9020306

1 unimproved commercial sale, price will change when dev.

1 improved commercial industrial

Section 33

Neighborhood 9020203

1 unimproved commercial land sale, price will change when dev.

6 improved primary commercial industrial sales

Some properties underdeveloped

Borders Washington Twp

Section 34

Neighborhood 9020203

1 improved primary commercial industrial sale

1 unimproved commercial industrial land sale, price will change when dev

Neighborhood 9020204

1 improved primary commercial industrial sale

Neighborhood 9020205

2 primary improved commercial industrial sale

1 improved primary commercial industrial sale

Updated some land based on sales

Section 35 (Parkview Hospital Area)

Neighborhood 9020203

No commercial land sales

Neighborhood 9020205

4 improved commercial sales

2 unimproved commercial land sales

Some have no change, due to no change in use.

Land will change when developed.

Borders South Washington/St Joe Townships

Section 36

No commercial/industrial sales

Residential sales, when developed will change to commercial.

Pleasant

79 improved industrial parcels

35 vacant industrial parcels

28 improved commercial parcels

12 vacant commercial parcels

5 improved industrial sales & 1 improved commercial sale

5 vacant industrial sales

Notes:

Updated industrial parcels based on comparable sales in Aboite and Lafayette townships

Updated ag land pricing to 1140

Scipio

1 Improved commercial parcel

No vacant or improved sales

Notes:

Commercial parcel is a meat market attached to residential dwelling.

Springfield

16 improved industrial parcels

44 improved commercial parcels

3 vacant commercial parcels

4 improved commercial sales

Notes:

Updated ag land pricing to 1140

Changed a few rates for consistency

St. Joseph

Nhbd 908040- predominately rural, C/I pricing reflective of res/ag.

Sections: 1-4,pt 5 & 10-13 (outside I-469)

New development- Mayhew Rd/ Leo-Tonkel area

2007 trending action: update rates from \$2/sf to \$4/sf- depending on loc.

refers to land sale for Leo Distr. = \$175k/ac.

update rates @ Tonkel & Dupont to \$6/sf (refers to sale in Perry Twp)

Nhbd 908050- Auburn Rd, I-69& Diebold intersecting Dupont

N Clinton Ind Pk- sole industrial land in St Joe Twp

Sections: 5,6&7

2007 trending action: update rates from \$2/sf to \$4/sf in medical park,

\$3/sf to \$4-\$8/sf for office park& retail spots- Dupont&Auburn area..

(refers to sales: SteaknShake E Dupont Rd=\$500k/ac;FWToenges Auburn Rd=\$350k/ac)

Industrial land- update rates from \$1.00-1.50/sf to \$1.75-2.00/sf

Nhbd 908030- Chapel Ridge/Meijer Dr and Maysville Rd(W of I-469)

Sections: 10 thru13(inside I-469),14,pt 15,24-5

2007 trending action: update land rates 25-50% (depending on factors) for Chapel Ridge,

Meijer Dr properties {this area has the most development from 2002 to 2007:

refers to several vacant& improved comm. sales}
New developments-Stellhorn Xing- priced per current sales
(\$3-4/sf -office&bank, \$6-8/sf- conv mkt)

Nhbd 908020-NE Fort Wayne- fmr suburban area.

Sections: pt 7,8-9,pt 10,pt15, 16-23,
26-28, pt 29, pt 32, 33, pt 34.

2007 trending action: update values of established properties to
reflect overall appreciation in real estate (approx. 10-15%);
New office developments in Stellhorn Xing& Professional Pk- update reflect current sales ;
St Joe Village (StJoeCtr&Maplecrest&Rothman) and
Topsfield Ln retail developments -update rates to reflect current sales/listings.

Sections: pt 29,30-32.

Nhbd 908010- Coliseum Blvd, Lake, State,Crescent & Hobson
includes institutional office parks-1960's era, established retail
market areas, as well as Parkview Hosp.peripheral & ancillary
medical office parks.

2007 trending action: update retail land values along
high traffic areas (eg-State&Coliseum) by 25-50% (refer to sale of Denny's);
reviewed medical office parks reflecting minimal/or no increase in value;
update existing office property rates from \$2.50/sf to \$3.00/sf.

Washington

Section 2

Contains a small amount of commercial property on tracts. The majority is within the Dawson's Creek Office Park which a time adjustment of .09 is not enough of a change.

Section 4

Contains a small amount of commercial property warrants no change.

Sections 7, 8 & 31

Each contains only one residential type commercial property, no change.

Section 9

Contains one small industrial park, no change.

Section 12

Contains a small pocket of commercial where land rates were established just recently.

Section 13

Contains a shopping center, church, bank and an old Dairy Queen. No new sales.

Section 16

Land rates new due to new commercial subdivisions.

Section 20

Contains 3 large commercial properties only, no change.

Sections 27 & 29

Not enough sales to warrant a change.

Section 32 – 3

Commercial parcels, no change.

Wayne**07-25**

3 sales of commercial improved property. All sale prices significantly higher than assessed value. Unable to extract land value.

07-26

1 sale of commercial improved property. Invalid sale.

07-34

2 sales of commercial improved property. 1 invalid sale and other sale price significantly higher than assessed value. Unable to extract land value.

07-35

9 valid sales of commercial improved property. Unable to abstract land prices out of these sales.

07-36

4 valid sales of commercial improved property. 3 sales may be usable for abstraction.

08-30

No valid commercial sales.

08-31

1 valid sale of commercial improved property. Unable to abstract land price out of sale.

11-36

No valid commercial sales.

12-01

17 valid sales of commercial improved property. 4 sales may be usable for abstraction. 1 of those sales is a valid vacant land sale supporting current land value..

12-02

34 valid sales of commercial improved property. 13 sales may be usable for abstraction. 1 of those sales is a vacant industrial land supporting current land value.

12-03

12 valid sales of commercial property. 3 sales may be usable for abstraction. 1 of those sales is a vacant commercial land supporting current land value.

12-04

1 valid sale of commercial property. Unable to abstract land data from property.

12-05

3 valid sales of commercial property. 3 sales, including 2 of vacant land, indicate a higher base rate should be used in this area. Increase base rate by 10% along Illinois Rd based upon percent increase of sales farther west per suggestion by Vern Mitchell.

12-06

3 valid sales of commercial property. Unable to abstract land data from property.

12-07

18 valid sales of commercial property. 4 sales may be usable for abstraction. 1 vacant commercial land sale.

12-08

18 valid sales of commercial property. 3 sales may be used for abstraction. 1 vacant commercial land sale supports current land value.

12-09

5 valid sales of commercial property. 2 commercial land sales.

12-10

9 valid sales of commercial property. 3 sales may be usable for abstraction. 1 vacant commercial land sale.

12-11

24 valid sales of commercial property. 8 sales may be used for abstraction. 3 vacant commercial land sales.

12-12

11 valid sales of commercial property. 1 commercial vacant land sale.

12-13

9 valid sales of commercial property. 2 sales may be used for abstraction.

12-14

17 valid sales of commercial property. 5 sales may be used for abstraction. 2 commercial vacant land sales.

12-15

3 valid sales of commercial property. 1 sale may be used for abstraction. 2 commercial vacant land sales.

12-16

7 valid sales of commercial property. 0 sales may be used for abstraction. 0 commercial vacant land chair.

12-17

1 valid sales of commercial property. 1 commercial vacant land sale.

12-18

4 valid sales of commercial property. 1 sale may be used for abstraction.

12-19

No valid sales of commercial property.

12-20

4 valid sales of commercial property. 3 sales may be used for abstraction of land value.

12-21

6 valid sales of commercial property. 1 industrial vacant land sale.

12-22

4 valid sales of commercial property. 1 sale may be used for abstraction. 1 vacant industrial land sale.

12-23

6 valid sales of commercial property. No sales may be used for abstraction.

12-24

13 valid sales of commercial property. 4 sales may be used for abstraction of land value.

12-25

3 valid sales of commercial property. 1 sale may be used for abstraction. 1 vacant commercial land sale.

12-26

5 valid sales of commercial property. 1 sale may be used for abstraction of land value.

12-27

7 valid sales of commercial property. 3 sales may be used for abstraction of land value.

12-28

12 valid sales of commercial property. 3 sales may be used for abstraction of land value.

12-29

No valid commercial sales

12-30

No commercial sales

12-31

No commercial sales.

12-32

No valid commercial sales.

12-33

5 valid sales of commercial property. 1 sale may be used for abstraction. 1 industrial vacant land sale supports current land value.

12-34

2 valid sales of commercial property. 1 sale may be used for abstraction. 1 commercial vacant land sale supports current land value.

12-35

No valid commercial sales.

12-36

7 valid sales of commercial property. 1 sale may be used for abstraction. 1 commercial vacant land sale.

13-06

5 valid sales of commercial property. 1 sale may be usable for abstraction.

13-07

12 valid sales of commercial property. 1 sale may be usable for abstraction.

13-08

2 valid sales of commercial property. 1 sale may be usable for abstraction.

13-18

No valid commercial sales.